

February 11, 2004

TO: John Szerlag, City Manager
FROM: Laura Fitzpatrick, Assistant to the City Manager
SUBJECT: Agenda Item: CCPTF Report to City Council

Attached is the report of the Civic Center Priority Task Force (CCPTF). They are scheduled to present their work to City Council at the regular meeting of February 16, 2004.

Report Components

The report consists of three main components: a text document, a map of elements and presentation slides that include a photo narrative. Due to the very large file size of the latter two elements (over 10MB combined), they are included as attachments to the Agenda Packet and are saved on the agenda CD as separate files. The map and slides can be viewed electronically by opening each file. Additionally, a hard copy of the 11X17 map is enclosed, as it is better viewed in this format.

Copies for the Public

Hard copies of the report are available at the Library and City Clerks Office. They are also available on the CCPTF section of the City web site (<http://www.troy.mi.gov/CCPTF/>).



Civic Center Priority Task Force

Report to City Council

February, 2004

CONTENTS

Introduction Letter	Section 1
Task Force Members	Section 1
Map of Elements	Section 1
Presentation to City Council	Section 2
Report	Section 3
Appendices	
Resolution Establishing CCPTF	Section 4
Resolution re: CCPTF Members	Section 4
Memo re: Establishment	Section 4

SECTION 1 INTRODUCTION

Note: Due to its large file size, the electronic version of the map must be accessed outside of this document via a separate file.

February 2004

To the Honorable Mayor and City Council:

On behalf of the thirteen members of the Troy Civic Center Priority Task, it is with pride and honor that I present you with our report per the requirements of your resolution.

Since being appointed to the Task Force in August, the group has worked hard for over five months to meet the requirements of the enabling resolution. Despite initial doubt from many that such a large ad hoc group could come to an agreement on anything, the Task Force was able to achieve a unanimous consensus. The group worked through many issues that required compromise from everyone to achieve the goal of a vision for the Civic Center that would meet the current and future needs of the community.

The report consists of two parts. The first is a PowerPoint presentation to be presented to the City Council in public session. This portion includes a number of photographs that were very carefully chosen to convey the vision of the Task Force plan and the evolutionary nature of that vision. The second part is a text report detailing the recommendations and the supporting assumptions for those recommendations.

The difference between the Civic Center Priority Task Force plan and previous plans is the concept of evolution. This is not a plan that is for one year, five years or even a ten year cycle. We viewed the site for today's needs and with an eye toward starting a legacy to which our grandchildren could contribute.

The report details the methodology we adopted for reviewing past recommendations and current needs. It describes the process we used to work to the consensus we achieved.

A key component of the report is the element of programming. The Task Force worked to put together not just physical elements but recommendations for activities to bring our diverse community to a common place where all can celebrate our community or just take a leisurely stroll on a quiet path along a creek.

Brian J. Wattles
Chairman
Troy Civic Center Priority Task Force

Civic Center Priority Task Force Members

Mary Ann Bernardi
Troy Citizens United

Leonard Bertin
Advisory Committee for Persons with Disabilities

Ann Partlan
Historic District Commission

Ryan Deel
Traffic Committee

Catherine Herzog
Troy Youth Council

Michelle Hodges, Vice-chair CCPTF
Troy Shareholders

Jeff Biegler
Superintendent of Parks

Tom Krent
Parks and Recreation Advisory Board

Mark Maxwell
Board of Zoning Appeals

David Ogg
Advisory Committee for Senior Citizens

Carol Price
Downtown Development Authority

Walter Storrs
Planning Commission

Brian Wattles, Chair CCPTF
Historical Commission

SECTION 2 PRESENTATION

Note: Due to its large file size, the electronic version of the presentation slides must be accessed outside of this document via a separate file.

SECTION 3 REPORT

Introduction

Prepared by Michele Hodges

Remarkable. The City of Troy has never been anything less than that. The opportunity beholden today at the Civic Center site, if orchestrated well, only stands to further Troy's remarkable success as a location to live, work, learn and play.

The Civic Center Priority Task Force (CCPTF) has worked diligently since its inaugural meeting of 3 September 2003. Its charge, as defined by City Council in Resolution #2003-07-356 of 7 July 2003, was to identify and prioritize public site plan elements minus the following area: existing usage, and acreage set aside for voters to determine the City has the authority to convey.

Building from significant efforts of the Troy Futures Group, and its report completed in 1992, and embracing fact finding initiatives hitherto, the CCPTF's efforts have culminated in an exciting vision for the Civic Center site; details of which are conveyed in this document, and include priority elements for further consideration. The priorities comprise the diverse interests represented on the CCPTF, and are presented in a united fashion. They are intended for utilization by citizens, both residential and business, as well as by visitors.

The CCPTF seeks to epitomize Troy's spirit, the fabric comprising it, its rich history, and grand future. With the presentation of this document, the CCPTF hopes to inspire, motivate, and define a signature for Troy. Implementation beyond these priorities is outside the CCPTF's authority. It hopes, however, the process will continue and implementation will occur et al, or as an evolution. An important opportunity exists. It must be seized. Please read on.

Civic Center Goals

Prepared by Mark Maxwell

Goal 1 – Increase the residential and business utilization of the Civic Center

The Civic Center must be brought to life. It should be a vibrant place that is used by all members of our community. Current buildings and amenities are islands of separation. Many open areas are barren and unappealing. The Civic Center layout should be designed to encourage gathering, meeting, spending time, and enjoying. Our primary goal is to create a Civic Center that benefits and is utilized by all segments of Troy's residential and business community.

Goal 2 – Develop park and campus setting

The Civic Center should be a pleasant and comfortable place. An active Civic Center that attracts people must also accommodate people. It must give them a reason to stay, gather, and use multiple amenities. A campus setting with pathways and resting areas will provide the framework for connectivity that the civic center desperately needs.

Goal 3 – Immediate implementation with a long-term growth path

Our goal is to see implementation begin immediately to the highest quality possible with an evolution that will ultimately result in a world-class civic center. Amenities must be chosen today with the future in mind. Troy is growing and changing daily with an increasingly diverse citizenry. The placement and scope of amenities should allow for modification and expansion when necessary. Amenities must be designed to mesh with any future alterations in infrastructure.

Background

Prepared by Brian Wattles

Several citizen, staff and professional reviews and studies of the Troy Civic Center area have been done since the Troy Futures report was completed in May of 1993. Some of the elements in the Troy Futures report included walkways, outdoor ice rink, skateboard area and a cultural/activity center.

In 1997, the Old Troy High Task Force in conjunction with Gensler, Palladia and Beebe, presented their briefing book and preliminary master plan. Some of the elements of the Briefing book included areas for concerts and rallies, gardens and park space, meeting spaces, and outdoor exhibition space. The master plan submitted later in 1997 included open water elements, winter ice skating, and a fountain plaza.

In 2000, Rosetti and Associates prepared a master plan. Suggestions included an arts park, Civic and Community greens, skating rink, water features, amphitheater, gathering spaces, activity spaces and plazas

The Troy Planning Commission drafted a master plan concept in 2000 and submitted it to Council. Included in the report were suggestions for enhanced pathways.

In June 2003, Council Member Robin Beltramini submitted a suggestion to Council and staff that a Civic Center Priority Committee be formed to review the options and opportunities available on the Civic Center site. The memo stipulated that the committee be composed of members from a selection of citizen committees.

On July 7, 2003, the Troy City Council passed the following resolution, which established the Civic Center Priority Task Force.

BE IT RESOLVED, That a Civic Center Priority Task Force is hereby ESTABLISHED whose membership consists of one member from each of the following committees: Board of Zoning Appeals, Downtown Development Authority, Parks and Recreation Advisory Board, Planning Commission, Traffic Committee, Historical Commission, Advisory Committee for Persons with Disabilities, and the Advisory Committee for Senior Citizens, Troy Youth Council, Historic District Commission, Troy Shareholders, and Troy Citizens United.

The full memo and the enabling resolution are included in the appendices of this report.

The Troy Civic Center Priority Task Force reviewed the summary conclusions of all the groups described above and in several instances, incorporated the same recommendations as the previous groups.

Methodology

Prepared by Mary Ann Bernardi

Except for the second meeting, which was not televised due to a mistake, all CCPTF meetings were televised weekly, both during the day and in the evening.

Input from the community was sought by individual members on their own, and also through public comment at the beginning and the end of every meeting. Public comment was added to

the beginning of the meeting to allow high school students to have the opportunity to speak earlier in the meeting.

CCPTF began its task by examining and discussing reports of prior groups - The Troy Futures Report, 1992; Troy City Center Briefing Book, 1997; Troy City Center Preliminary Master Plan, 1997; Civic Center Master Plan Draft Concept (as prepared by the Planning Commission), 2000; and Troy Civic Center Master Plan (prepared by Rosetti & Associates), 2000.

The task force members then took a bus tour of the Civic Center campus. A round table discussion of ideas and suggestions from all members followed. Elements for the site were selected by dividing an erase board into twelve zones, each representing a desired element to be located on the Civic Center site. Since it was felt that restrooms and pathways were required elements, they were not listed as elements for the task force members to rate.

Each task force member then assigned a priority rating from 1-12 for each of the twelve elements. All of the ratings for each element were then tabulated to provide each element with an overall priority rating. The highest rated elements were chosen. A site map was utilized to mark up the element and path placement on the site.

Photos of the elements were then obtained and placed into a power point presentation. Photo selection was achieved by round table discussion and voting, via a simple majority. The accompanying text document was developed as each individual task force member was given a specific portion of the text document to write. Task force members could email documents to each other for comments in between meetings. The order of the presentation and editing of the text document were accomplished by round table discussion and voting, via a simple majority.

The method of achieving final approval was by a majority consensus by the CCPTF.

Youth Utilization of The New Civic Center Site

Prepared by Catherine Herzog

The City of Troy is always trying to integrate its youth. The construction of this new site will provide the youth with something new and exciting to experience. As representatives from the Troy Youth Council we have been able to voice our opinions and provide the Task Force with suggestions to address our interests.

The elements of the new site will attract the youth from Troy, as well as teens from other local communities. One of the most admired elements is the amphitheater. This theater will be able to provide the youth with a place where they can come together and enjoy local entertainers. An idea that our council expressed was to have a Battle of The Bands held at the amphitheater. This is because recently the location at which it was previously held closed. Similar to the Jam Fest at the Aquatic Center, the area would meet parental approval and offer the youth with a safe place to congregate. The amphitheater could also provide not only the youth, but all ages, with the opportunity to experience a film outdoors.

The second element that appealed to the youth was the outdoor skating rink. The rink has the capability to become a place where teens can enjoy a unique winter activity in our fine city.

Lastly, the remains of the open site can also further enhance the youth's options in the city and supply them with an interesting, aesthetic area to get together. By keeping the youth involved in the development and activities at the Civic Center, our legacy can influence its continued use through the future.

Senior Utilization of the Civic Center Site

Prepared by David Ogg

The pathways, benches, amphitheater, fountain plaza, enhanced ethnic gardens and other amenities will be of great interest to the seniors of Troy. This will give them a safe place to meet and greet friends, read a book or have a nice quiet picnic. It will be an area in which they can relax and enjoy the tranquility of a beautiful parkland. Troy will finally be able to offer a Central Park like setting to attract seniors as well as other residents to a place that is much more attractive than tall, cold office buildings. It will also encourage them to use our Community Center and Library.

For our senior drivers there will be safe and convenient streets for them to use with plenty of nearby, easy to access parking. They will enjoy the pathways and covered bridges over the waterways as they are walking from one area to another. Never a long or difficult walk or by noisy, dusty sports areas as in other parks in the city.

Troy will soon be known as ***"The city with the beautiful Civic Center."***

Paths and Walkways

Prepared by Walter Storrs

The Civic Center Path and Walkway System represents the string in a strand of pearls. By connecting and providing form; this string allows a result much greater than the mere sum of the individual pearls. Likewise the Path and Walkway System will be:

- ❖ By itself, an amenity for fitness and pleasure.
 - walking and jogging
 - strolling
 - bicycling
- ❖ A pedestrian connection around and within the individual amenities and services of the Civic Center.
- ❖ A pedestrian connection for nearby homes and businesses to the Civic Center Site.
- ❖ A destination element in Troy's planned Safety Path System.
- ❖ A pedestrian connection to the Big Beaver and Livernois proposed transit corridors.

All members of the CCPTF viewed Paths and Walkways as essential. Also, all five of the background studies included walkways for the Civic Center.

Choice of the surface material is critical to the intended function. Dirt, wood chips, and crushed gravel present difficulties for wheelchairs, scooters, canes, and anyone with an unconfident step; while concrete is aesthetically harsh and uncomfortable to the knees of a mature jogger. In addition, concrete frost and settling damage and subsequent repairs often leave a raised edge that at best causes a harsh ride and at worst provides a tripping opportunity for walkers and joggers.

The System needs to create an accurately measured (every ¼ mile) and marked fitness loop to fulfill the needs of walkers and joggers from the Community Center, the Hotels and Businesses on Big Beaver as well as individuals coming to the site specifically to walk or jog for health purposes. The path would attract patrons to the nearby hotels. The pathway needs to have a centerline to separate opposing traffic and have a 3 – 4 foot grassy area on each side to prevent pathway congestion. Sharp turns cause hazards for faster joggers and therefore need to be eliminated if at all possible. The path must be cleared during the winter and selectively sanded to

allow year round use. The path around Stony Creek Lake in Stony Creek Metro Park should be used as a prototype starting point for the design.

The system should include both informal and formal resting and seating areas. Items such as a bench, a large bolder or a large log would provide areas to simply sit, enjoy, and observe in a quiet setting. The informality would add to the remote feeling and the sense of variety along the way. More formal facilities are also required; such as a gazebo overlooking one of the water amenities or an area offering a panoramic view, or a mini covered bridge with integral seating crossing the water. Differing views would be provided by seating areas at rest room facilities, the Aquatic Center, the Community Center, in the woods, at Lake Kehoe in the winter Sports area, and on the summit of Mount Gerstenecker.

The Path and Walkway System is expected to be a work in progress over years to come. Detailed planning for the perimeter portion of the system needs to take place early in order to provide a continuous loop as a starting point, complete with pre-planned areas for benches, artwork displays and connections to existing Huber Park trails for example. Connecting elements would then be designed and put in place along with the evolution of other Civic Center amenities. Nighttime lighting and emergency call stations are long-term growth ideas that have surfaced and more opportunities will be identified in the future. Major consideration should be given to placement of walkways along creeks and water features.

A major element of the City Center/Big Beaver Corridor Urban Design Plan, Oct. 1987 was improved pedestrian space in the entire Big Beaver Corridor. As we construct walkways and biking paths in the Civic Center we need to keep in mind that they are only a start. They need to be tied to a greater plan, with linkages to improved pedestrian space in the Big Beaver Corridor. Providing easy and inviting access to businesses along the Corridor will enhance the vitality of the Civic Center area and the quality of life of workers in Troy.

Pathway interconnectivity is an interest item at the National, State, County, and Community levels. The Rails to Trails initiative to convert unused railroad right of way into pathways in Oakland, Macomb, and Wayne counties are regularly covered in the Press. The Paint Creek Trail from Rochester to Lake Orion is the earliest example in Our Area. Troy's Transportation Plan includes a 10-ft wide Safety Path System designed by the Traffic Engineer. This system is designed with the Civic Center as its hub, to interconnect (avoiding major roads as much as possible) the Community and also allow access (through neighboring communities) to the Rails to Trails developing system.

Paths and Walkways are critical to Troy's Civic Center. Impacts are far reaching.

Accessibility

Prepared by Leonard Bertin

"As with all other development within the City, the Troy Civic Center must be developed in a manner that provides for ease of access for all members of the community. "

This statement means much more than the simple words actually say. Of course every component that is built or installed must meet the requirements of the Americans with Disabilities Act (ADA). And this is also true of all the programming that takes place in any of the new amenities that are offered. But accessibility does not end there.

The real test is how we, as a community, welcome and invite all members from all sectors of our society. We must open the use of our Civic Center to everyone. Universal access to the facilities

and programming must be available regardless of income, ability level, ethnic origin, religious belief or political affiliation. It is the differences found in individuals that shape our society. Diversity promotes dialogue, creates change, stimulates growth and sustains hope for the future. There is no place here for elitism, segregation, or denial of basic human need.

This is true at all stages of development. Access for everyone must be available throughout the development process. Getting around to fixing it later means someone is being denied now. This must be kept in mind as development moves from one stage to the next. The spirit of the ADA should be followed, not just the letter of the law.

As we move forward, facilities should be designed in a manner consistent with universal design practices. The need for access should be anticipated for people of all ages, abilities and interests. Planning should be done to minimize the necessity to retrofit. Flexibility of purpose should be a major result of the design process. Unless all members of the community are welcome and feel that way, we have failed our charge.

Winter Activities Area

Prepared by Tom Krent

Location: Hill and pond area south of the Family Aquatic Center
Activities:

- Ice skating on the pond,
- Sledding on the hill

Description: Both are outdoor activities and will initially be weather dependent. Since the sledding hill is not very high, it would attract young children and their parents.
Amenity: A gathering place
Parking: Utilize the existing Aquatic Center parking lot

OUTLINE FOR DEVELOPMENT PHASES

Skating Pond

The pond would be reshaped to provide more surface area with approximately the same amount of water. That is, make it an even, shallow depth (1 to 2 feet) and enlarge the area it covers. Lights and seating would be needed along with information signs on how it's to be used. Future development could include freezing coils.

Sledding Hill

A simple sledding area could be developed with snow fencing, lights, and informational signs on how it's to be used. If snow is lacking, the snow could be brought in from clearing the parking lot using existing City equipment. Future development could include reshaping the hill for multiple runs.

Gathering Place

Initially, no structure needs to be built, but a grouping of benches would provide a gathering place. The restrooms and food service at the Family Aquatic Center could be available for skaters and sledders. Later, as the area gains popularity, a shelter with a fireplace or two could be added. Eventually, a warming building could be built. It should include restrooms, hot drinks and light snacks service, a fireplace or two, and large windows to view those having fun in the cold.

Use in warmer months

A water fountain could be placed in the pond. There was a fountain in this pond, but because a proper concrete tank was not installed to prevent mud sediment from entering the pump, the pump filled with mud. If designed properly, the fountain could enhance this area in warmer months, and possibly form an ice sculpture in the center of the ice rink.

Amphitheater

Prepared by Jeff Biegler

A principle goal in development of any park or open space is to provide groups, individuals, residents and visitors with opportunities to experience new activities not otherwise available.

The introduction of an outdoor amphitheater on the Civic Center site will open up possibilities for programming of concerts, dance, theatrical performances, and public events. It may also serve as an additional meeting space for clubs, classes, and business groups.

The amphitheater envisioned for the southwest corner of Civic Center Drive and Town Center Drive will ultimately feature a permanent covered stage and seating for 200+ spectators. The orientation of the amphitheater takes full advantage of the naturally sloping contour of the area with the stage facing west toward a terraced seating area. Any sounds coming from the stage will be directed away from residential areas to the northeast. A restroom would be located nearby for the comfort of those utilizing the facility.

The outdoor amphitheater area can be developed in phases. Utilizing a portable stage, the site can be used immediately for concerts and events, giving way to construction of the permanent stage and accompanying infrastructure as funding becomes available.

Public Art

Prepared by Leonard Bertin

Public art acquisitions and installations should be important parts of the Civic Center planning process. The presence and appreciation of art have been hallmarks of society and civilization throughout the history of man. Art chronicles the accomplishments and triumphs of man. Art satirizes, glorifies, questions and mirrors the world from countless angles and perspectives. It celebrates life. The inspiration of the artist sparks the imagination of others. The true value of public art is that reminds us all that beauty can be found and preserved in every man's life.

The City of Troy has a modest start to an impressive collection of public sculpture. The sculptures of the peace garden, the Veterans Memorial Monument, artworks on display inside the Troy Public Library, the sculpture of Motherhood, donated to the City by our Sister City, Aley, Lebanon on display inside City Hall, and the latest acquisition, Michael Ayrton's "Reflective Head" all provide diversion from daily routines and bring beauty and contemplative thought to those that view them.

Additions to the collection will add to the intellectual wealth of our community. They will enhance the beauty found here and will create another destination point within the Civic Center for residents of and visitors to Troy.

Installations should not be isolated to a single location. Rather, they should be integrated throughout the development. Some large, some small, each would be a visual treat and fuel for inspiration, conversation and enjoyment. Works can be acquired, commissioned or accepted as donations. They can celebrate or commemorate the people of Troy. They could depict our heroes or loved ones, illustrate fantasy, or be abstract in nature.

The designs of gardens, walkways, seating areas, gazebos, fountains and every other component will be enhanced by the presence of art. In fact, their very designs should be thought of as interactive artwork for the community as well as venues for art installations.

The Maze

Prepared by Leonard Bertin

The theme of the Reflective Head is not only literal with its reflective glass panel, but also provokes viewers to engage in inner reflection about the mysterious labyrinth of the human mind. The human brain has physical twists and turns that pale in comparison to the complexity to the thoughts, memories and ideation of any one human being. Installation of a maze or labyrinth is proposed at the Civic Center, adjacent to the Reflective Head. The installation of a vegetative maze as a complement to the sculpture accomplishes several things:

- It continues the proposed green belt on the southern side of Town Center Dr.
- It adds an esthetically pleasing environment to the sculpture's installation.
- It becomes a pedestrian destination within the Civic Center complex.
- It provides a recreational opportunity for visitors who wish to explore its twists and turns.
- It will provide a visual treat when viewed from above at the proposed amphitheatre, the Troy Public Library, the new Police Department headquarters, the Troy Marriot Hotel and the Troy City Hall.
- It pays homage to the ancient city for which our hometown is named. The ancient City of Troy was itself surrounded by a labyrinth to protect itself and its citizens from invasion by confounding those who would lay siege upon her.

Construction of the maze should be an on-going process that will take decades to complete. The initial phase would consist of layout and plant selection. The type of vegetation selected must be able to withstand crowd contact, easy to maintain and care for, and provide foliage without thorns to minimize any safety threat to those that come in casual contact with it.

Immediate installation of mature plants would be a massive undertaking and cost prohibitive. Instead the process should begin with smaller plantings that would grow to maturity. Care should be taken to provide enough room for Plants to mature and still leave ample room for two-way pedestrian travel.

The interior destinations in the maze could house changing or seasonally rotating attractions a sundial, or floral displays that would make the maze more viable as a destination for repeat visitors. Seating at various points within it would provide respite opportunities and places to enjoy nature, blue skies, sunlight, the excitement of a child's discovery, or quiet personal reflection.

The maze could be a unique design. Or it could be a re-creation of another. Its design could even be patterned after one designed by Michael Ayrton (The Arkville Christian Maze, a private installation in Arkville, New York). Similar installations draw repeat visitors to experience and revel in their mysteries and would surely do so here in Troy.

Fountain Plaza

Prepared by Carol Price

The people of Troy in the 1993 Futures Community Report envisioned a city center for Troy. The 2000 Troy Civic Center Master Planning report recommended water features and plazas. We agree! The Fountain plaza is a key element of the vision for a city center, a place where people meet, stay and socialize.

Another goal of the Master Plan is to create a pedestrian friendly environment that encourages people to walk from building to building. The plaza assists in that goal. It would be a draw, giving people a reason to walk between the various buildings and locations on the Civic Center site and possibly even from the Big Beaver corridor.

We recommend it be located behind and to the South of the Community Center, between the Community Center and the proposed location of the Convention Center. This location has the potential to attract many people, a necessary element of a successful plaza.

It can be a main gathering place as well as a place for festivals and events. There need to be reasons for people to come and stay, not only programmed events, but also possibly gaming tables as in Central Park in NYC.

To ensure our plaza attracts people we need to base it on the principles of good plaza design established by William Whyte, starting in the 1970's. Whyte investigated why some parks and plazas in NYC attracted a lot of people while others remained almost empty.

He found several major elements, among them:

- The water element must be accessible, touchable, and splashable. People should be able to stick at least their hands and maybe even their feet in the water, though we do not envision it as a children's play area.
- Seating must be plentiful.
 - o With planning seating can be built into the basic landscape design
 - o Ledges and spaces are better if they are accessible from both sides
 - o Movable chairs and tables work wonderfully allowing flexibility for groupings and following the sun or shade
- There must be food. Food attracts people who attract more people.
 - o It can be of the casual take away variety
 - o Or it can be, in consideration of our weather, more permanent cafes, possibly under glass enclosures, operated in conjunction with the proposed convention center.

Whyte found most of the people who use plazas are young office workers from near by buildings. And that what attracts people most is other people. The fountain plaza will be a destination point. It will be Troy's challenge to draw people from the Big Beaver Corridor to the Civic Center, with integrated pedestrian paths, shuttle service, and programmed events.

Enhanced Gardens

Prepared by Mary Ann Bernardi

The Civic Center Priority Task Force would like to be the impetus to the creation of a welcoming and charming atmosphere at the Troy Civic Center site, and what better way to accomplish this than with the pleasant visions and fragrances of gardens and greens? The gardens and greenery would create peaceful places designed to be lived in, enjoyed, and used by people. We envision the civic center site as a series of connected outdoor spaces ornamented by plants, trees, shrubs and hedges, and works of art where public recreation and relaxation are facilitated.

Seating would be ubiquitous throughout the civic center site, as would be walking and jogging paths, like a web connecting all of the elements to one another, and working within the matrix, decorated themselves with gardens and greenery, inviting all those who pass there to take a leisurely stroll or a high-spirited jog along the paths and lanes.

In the Northwest section, we would come to an area where picnic tables and benches would be

dispersed amongst the trees. Trees and shrubs would be trimmed to allow for easy access to the area. As time goes on, and money is available, plots for enhanced gardens can be made available.

Water elements could be interlaced with the gardens. The vegetation along the existing creeks would be trimmed to allow for paths and seating along their course. A more formal fountain would be created in the proposed plaza area, just west of the community center. Here too, we envision more formal gardens. The fountain and formal gardens have the potential for heralding the entrance to the civic center site from Big Beaver.

Again, seating all around the fountain, both close and further from it, would be essential to beacon the public to stop and enjoy the sights and sounds of the water and the gardens.

On the westerly portion of the Civic Center, ring road will evolve into a place of elegance to capture the interest of all by the placement of art objects, hedges and greenery.

Thus, we have it -- a special place for all people residing in, working in, or just visiting Troy. A place, which welcomes all.

Town Center Drive Greenbelt

Prepared by Ann Partlan

Enhancing the greenbelt that surrounds the Civic Center will contribute to the desire to utilize the amenities by the residents and local businesses. Reclaiming parts of the "Old Troy High" parking lot with the planting of new vegetation and reforestation coupled with continuous pathways and seating will encourage usage. The Town Center Drive greenbelt could be further enlarged with the elimination of a portion of Civic Center Drive and thus creating a connection with all the amenities such as continuous pathways, water elements, gardens, and plazas. Reseeding of grasses, clearing of brush along the waterways, and general maintenance will result in an increase of interest of the Civic Center. Let's face...it's easier to hug a tree than a parking lot.

Traffic Issues

Prepared by Ryan Deel

One of the desires of the Civic Center Priority Task Force ("CCPTF") is to improve the continuity of the Civic Center campus. While the overall Civic Center campus is quite large, most of the available land is divided up into small parcels ranging between 1.55 and 6.77 acres. One large division of land is caused by Civic Center Drive, which runs north and south near the center of the campus. Considering the above factors, it is the recommendation of the CCPTF that the section of Civic Center Drive between the library entrance and the intersection of Civic Center and Town Center Drives be eliminated.

The CCPTF recommends that Town Center Drive be expanded to a boulevard with a landscaped median beginning at Livernois. The CCPTF also recommends that enhancements be made to the entrances at Livernois and Big Beaver Road. Specifically, the CCPTF recommends gateways at the Livernois and Big Beaver Road entrances welcoming visitors to the Civic Center campus and signage directing visitors to the various amenities on the site.

The CCPTF understands that any change to the surface streets would have an impact on traffic patterns on the campus. As such, this recommendation should be subject to a staff analysis with regard to the traffic impact, cost, engineering and feasibility of such a modification. It is worth noting that one of the benefits of this change will be increased pedestrian traffic.

Finally, it is anticipated that the other elements may require additional parking facilities. As such, it should be noted that staff should study and make any necessary improvements to parking that may be required to accommodate the other elements contained in this report.

Programming

Prepared by Michele Hodges

Physical amenities are key to successful public spaces. Equally important, however, are the activities associated with them. Subsequent to the construction of this public space, it is the strong recommendation of this Task Force that heavy emphasis be placed on the programming of it.

Programming should be purposeful, substantive and, ideally, coordinated in tandem with relevant city organizations (e.g. garden clubs, historical societies, school district interests, etc.). The ultimate goal should be a strong sense of place that possesses an alive, vivacious, and enriching atmosphere reflective of Troy.

Examples include puppet shows, historically oriented activities, seasonal activities (e.g. sledding, farmers markets, hayrides, kite flying, miniature boating, fishing, trick or treating, egg hunts), tournaments, timely presentations/demonstrations, curriculum driven events, public art contests, adopt a brick/pathway/garden, botanical references, petting farms, wireless access, community policing, art fairs, movies, picnics, clowns, theme oriented events, international/cultural activities, weddings, etc.

Conclusion

Prepared by Michele Hodges

With the delivery of these priorities to City Council today, an important step in securing Troy's future has occurred. The most important steps, however, remain. This community must commit itself to implementation.

The CCPTF strongly believes an advisory board of stakeholders must be formed to insure implementation of the proposed elements; which, in summary, include an amphitheatre, ice rink, fountain plaza, hedge maze, gardens, complementary programming, and pathways. The City Council must create and empower this group with the necessary tools, in a timely fashion.

The CCPTF seeks superior quality, within available resources, so that a legacy can be left for future generations. This community must go beyond what is being done elsewhere. It must lead, and not follow.

Together, we can insure Troy remains a remarkable community. With your continued support for the process, this Task Force looks forward to success.

Respectfully submitted by

Brian Wattles
Chairman, Troy Civic Center Priority Task Force
February 16, 2004

SECTION 4

APPENDICES

Excerpt from City Council Minutes July 7, 2003

Resolution Establishing the CCPTF

COUNCIL COMMENTS

B. Civic Center Property Task Force Establishment to Identify and Prioritize Public Site Plan Elements - Proposed by Council Member Robin Beltramini

Resolution #2003-07-
Moved by Beltramini
Seconded by Pryor

BE IT RESOLVED, That a Civic Center Priority Task Force is hereby **ESTABLISHED** whose membership consists of one member from each of the following committees: Board of Zoning Appeals, Downtown Development Authority, Parks and Recreation Advisory Board, Planning Commission, Traffic Committee, Historical Commission, Advisory Committee for Persons with Disabilities, Advisory Committee for Senior Citizens, and the Troy Youth Council; and

BE IT FURTHER RESOLVED, That the main objective of this task force is to **IDENTIFY AND PRIORITIZE** public site plan elements minus the following areas:

1. Existing usage.
2. Acreage set aside for voters to determine the City has the authority to sell.

BE IT FURTHER RESOLVED, That staff liaison to this task force will be **APPOINTED** by the City Manager.

BE IT FINALLY RESOLVED, That the Civic Center Task Force will **ENDEAVOR** to meet timelines established in the memorandum from Council Member Robin Beltramini.

Vote on Amendment #1

Resolution #2003-07-351
Moved by Howrylak
Seconded by Eisenbacher

RESOLVED, That the Resolution be **AMENDED** by **INSERTING**, "Historic District Commission, Troy Shareholders, and Troy Citizens United".

Yes: Broomfield, Eisenbacher, Howrylak, Lambert
No: Pryor, Beltramini
Absent: Stine

MOTION CARRIED
Vote on Amendment #2

Resolution #2003-07-352
Moved by Howrylak
Seconded by Beltramini

RESOLVED, That the Resolution be **AMENDED** by **INSERTING**, "Proposed appointments to the Civic Center Priority Task Force be submitted to City Council at their Regular Meeting scheduled for Monday, August 4, 2003."

Yes: All-6
No: None
Absent: Stine

Amendment #3

Resolution #2003-07-
Moved by Howrylak
Seconded by Eisenbacher

RESOLVED, That the Resolution be **AMENDED** by **INSERTING**, "The Civic Center Priority Task Force will have the authority to present a second option which will include the 11 acres."

Vote on Amendment to Amendment

Resolution #2003-07-353
Moved by Pryor
Seconded by Lambert

RESOLVED, That the proposed amendment to the Resolution be **AMENDED** by **INSERTING**, "after the election" **AFTER** "option" and **BEFORE** "which".

Yes: Broomfield, Eisenbacher, Lambert, Pryor, Beltramini
No: Howrylak
Absent: Stine

MOTION CARRIED

Vote on Amended Amendment #4

Resolution #2003-07-354
Moved by Howrylak
Seconded by Eisenbacher

RESOLVED, That the proposed amendment to the Resolution be **AMENDED** by **INSERTING** the Civic Center Priority Task Force will have the authority to present a second option after the election which will include the 11 acres.

Yes: All-6
No: None
Absent: Stine

Vote on Amendment #5

Resolution #2003-07-355
Moved by Eisenbacher
Seconded by Lambert

RESOLVED, That the Resolution be **AMENDED** by **INSERTING**, "All meetings will be subject to the Open Meetings Act, including a generous "Public Comment" portion where individuals can offer input. These meetings will be recorded and televised on WTRY at least once every two weeks."

Yes: All-6
No: None
Absent: Stine

Vote on Amended Resolution

Resolution #2003-07-356
Moved by Beltramini
Seconded by Pryor

BE IT RESOLVED, That a Civic Center Priority Task Force is hereby **ESTABLISHED** whose membership consists of one member from each of the following committees: Board of Zoning Appeals, Downtown Development Authority, Parks and Recreation Advisory Board, Planning Commission, Traffic Committee, Historical Commission, Advisory Committee for Persons with Disabilities, and the Advisory Committee for Senior Citizens, Troy Youth Council, Historic District Commission, Troy Shareholders, and Troy Citizens United; and

BE IT FURTHER RESOLVED, That the main objective of this task force is to **IDENTIFY AND PRIORITIZE** public site plan elements minus the following area:

1. Existing usage.
2. Acreage set aside for voters to determine the City has the authority to sell.

BE IT FURTHER RESOLVED, That staff liaison to this task force will be **APPOINTED** by the City Manager.

BE IT FURTHER RESOLVED, That the proposed appointments to the Civic Center Priority Task Force be **SUBMITTED** to City Council at their Regular Meeting scheduled for Monday, August 4, 2003.

BE IT FURTHER RESOLVED, That the Civic Center Priority Task Force will have the **AUTHORITY** to present a second option after the election which will include the 11 acres.

BE IT FURTHER RESOLVED, That all meetings will be **SUBJECT TO** the Open Meetings Act, including a generous "Public Comment" portion where individuals can offer input. These meetings will be **RECORDED AND TELEVISED** on WTRY at least once every two weeks.

BE IT FINALLY RESOLVED, That the Civic Center Task Force will **ENDEAVOR** to meet timelines established in the memorandum from Council Member Robin Beltramini.

Yes: Beltramini, Broomfield, Eisenbacher, Howrylak, Lambert
No: Pryor
Absent: Stine

MOTION CARRIED

Excerpt from City Council Minutes August 4, 2003

Resolution Appointing CCPTF Members

F-10 Appointment of Civic Center Priority Task Force

Resolution #2003-08-
Moved by Lambert
Seconded by Beltramini

RESOLVED, That the following members are appointed to serve on the Civic Center Priority Task Force:

Mary Ann Bernardi (Troy Citizens United)
Leonard Bertin (Advisory Committee for Persons with Disabilities)
Ann Partlan (Historic District Commission)
Ryan Deel (Traffic Committee)
Catherine Herzog (Troy Youth Council)
Michelle Hodges (Troy Shareholders)
Tom Krent (Parks and Recreation Advisory Board)
Mark Maxwell (Board of Zoning Appeals)
David Ogg (Advisory Committee for Senior Citizens)
Carol Price (Downtown Development Authority)
Walter Storrs (Planning Commission)
Brian Wattles (Historical Commission)

BE IT FURTHER RESOLVED, That the following members will serve as alternates:

Gary Chamberlain (Planning Commission)
Debbie DeBacker (Troy Citizens United)
Rosemary Kornacki (Historical Commission)
Matthew Kovacs (Board of Zoning Appeals)
Manessa Shaw (Troy Youth Council)
Charles Solis (Traffic Committee)

Vote on Amendment

Resolution #2003-08-396
Moved by Howrylak
Seconded by Lambert

RESOLVED, That Resolution be **AMENDED** by **INSERTING** “Deane Blythe (Historic District Commission)” as an alternate.

Yes: All-6
No: None
Absent: Broomfield

Vote on Amended Resolution

Resolution #2003-08-397
Moved by Lambert
Seconded by Beltramini

RESOLVED, That the following members are appointed to serve on the Civic Center Priority Task Force:

Mary Ann Bernardi (Troy Citizens United)
Leonard Bertin (Advisory Committee for Persons with Disabilities)
Ann Partlan (Historic District Commission)
Ryan Deel (Traffic Committee)
Catherine Herzog (Troy Youth Council)
Michelle Hodges (Troy Shareholders)
Tom Krent (Parks and Recreation Advisory Board)
Mark Maxwell (Board of Zoning Appeals)
David Ogg (Advisory Committee for Senior Citizens)
Carol Price (Downtown Development Authority)
Walter Storrs (Planning Commission)
Brian Wattles (Historical Commission)

BE IT FURTHER RESOLVED, That the following members will serve as alternates:

Gary Chamberlain (Planning Commission)
Debbie DeBacker (Troy Citizens United)
Deane Blythe (Historic District Commission)
Rosemary Kornacki (Historical Commission)
Matthew Kovacs (Board of Zoning Appeals)
Manessa Shaw (Troy Youth Council)
Charles Solis (Traffic Committee)

Yes: All-6
No: None
Absent: Broomfield

Council Comments B

To: Mayor and City Council
Cc: John Szerlag, City Manager
Lori Grigg Bluhm, City Attorney

From: Robin Beltramini, Council Member

Subject: The rest of the Civic Center site

Date: June 19, 2003

In January, Council committed to looking at the whole Civic Center site, with citizen input, concurrent with the proposal for using some acreage for a conference center and hotel. I believe that it is important to begin that process as soon as possible. It is absolutely imperative that we, as a community, know that there is enough land for all venues of interest. If there is not, there must be a prioritization of those interests. Without this knowledge, any vote to allow land use for a conference center and hotel is taken in a vacuum. Also, should the voting public believe that a conference center and hotel is in the best interests of the City, any RFP responder would be well served to offer us a partnership in development toward these ancillary, resident-based amenities. I propose the following process:

July 7 – Council formally asks for suggestions of delegates to the Civic Center Priority Committee. I would suggest one member (suggested by these respective boards) from each of: Board of Zoning Appeals, Downtown Development Authority, Parks and Recreation Board, Planning Commission, Traffic Committee, Historical Commission, Advisory Committee for Persons with Disabilities, and the Advisory Committee for Senior Citizens. Additionally, I would recommend a youth member, but hesitate to make this a member of the TYC because of the problems that group has had getting quorum to their own meetings.

Originally, I had thought that we should appoint community members at large as well. However, upon reflection, deciding who would be objectively representative of the community in the process would be an impossible task for us. And, those groups that have been vocal throughout this process, such as Troy Citizens United and Troy Shareholders, hold memberships on the boards/committees included above. Therefore, I believe that all voices can be heard by utilizing members of the representative city boards and committees already in place with experience and training in land use, circulation, preservation, recreation, and special needs.

July 21—Council appoints the Civic Center Priority Committee. Staff liaison is appointed by the City Manager. Upon appointment, all members of the CCPC will be furnished a copy of the Troy Futures Report and the report of the OTHSTF.

August 2003—The CCPC begins meetings, at least monthly. All meetings will be subject to the OMA, including a generous “Public Comment” portion where individuals can offer input. These meetings need to be recorded and televised on WTRY at least once every two weeks.

February 2004—CCPC report of priorities returned to City Council for publication and comment.